

# BROADWAYGREEN

BUSINESS PARK



**J20 M62 / J21 M60**  
**Chadderton, Oldham, Greater Manchester**

NEW LOGISTICS / MANUFACTURING /  
DESIGN & BUILD OPPORTUNITIES  
**UP TO 450,000 SQ FT APPROX.**  
**ON 39 ACRES**

[www.broadwaygreen.co.uk](http://www.broadwaygreen.co.uk)

**Right at the HEART  
of Greater Manchester...**



**BROADWAYGREEN**  
BUSINESS PARK



# READY TO DELIVER

- LARGE POWER SUPPLY • FULLY SERVICED SITE • 24HR ACCESS

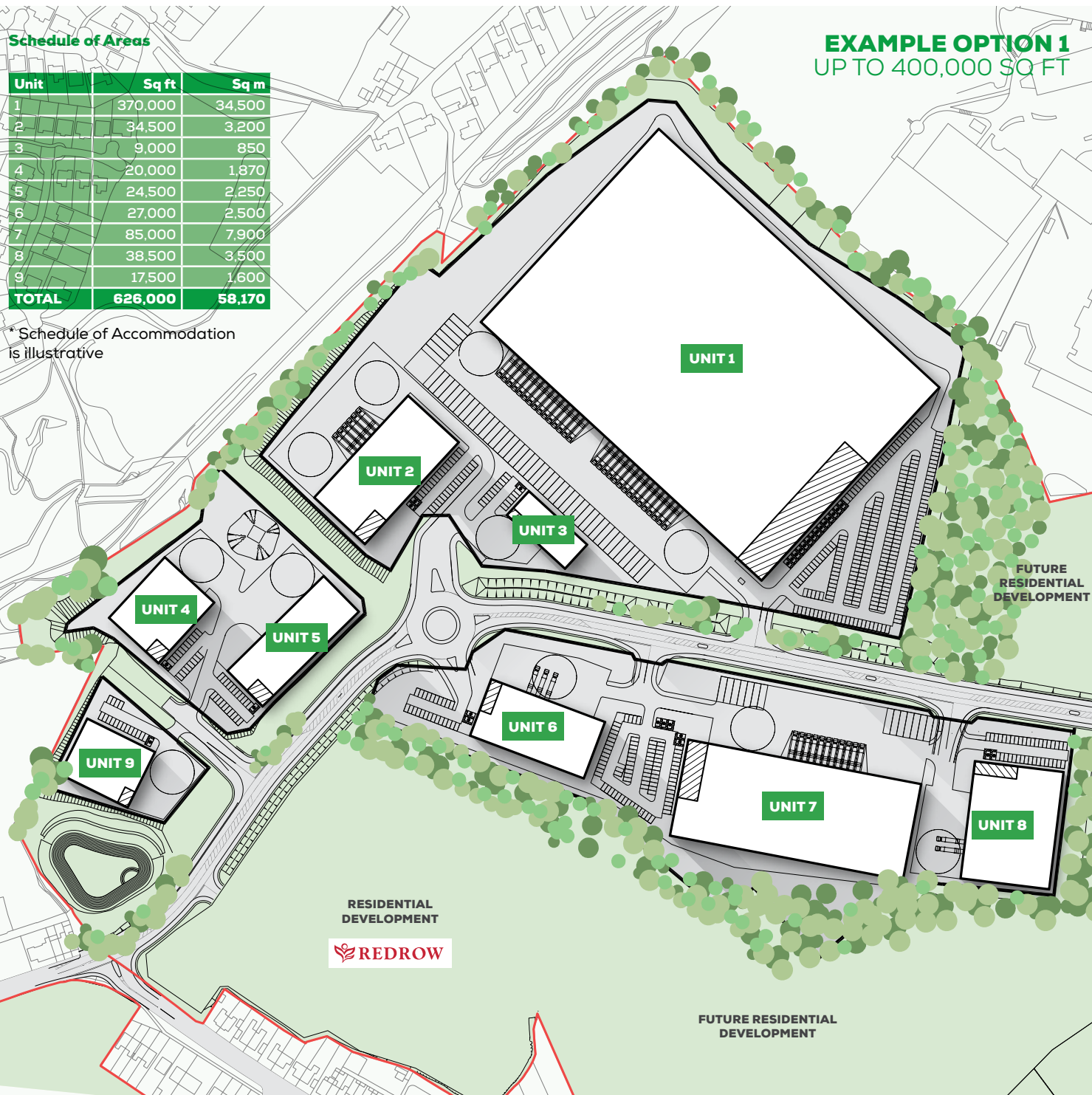


**Schedule of Areas**

Unit	Sq ft	Sq m
1	370,000	34,500
2	34,500	3,200
3	9,000	850
4	20,000	1,870
5	24,500	2,250
6	27,000	2,500
7	85,000	7,900
8	38,500	3,500
9	17,500	1,600
<b>TOTAL</b>	<b>626,000</b>	<b>58,170</b>

\* Schedule of Accommodation is illustrative

**EXAMPLE OPTION 1  
UP TO 400,000 SQ FT**



**NEW LOGISTICS /  
MANUFACTURING /  
DESIGN & BUILD  
OPPORTUNITIES  
UP TO 450,000 SQ FT  
ON 39 ACRES  
BUILDING HEIGHT UP TO 30M**

**DESCRIPTION**

Broadway Green is a major mixed use development set amongst a quality landscaped environment and having a new boulevard access directly onto Broadway (A663).

The scheme can accommodate purpose built bespoke buildings from 17,500 sq ft up to 400,000 sq ft which can be offered on traditional freehold or leasehold terms.

**GRANTS, SUPPORT & INCENTIVES**

Oldham Council operate a 'one stop shop approach' for new large businesses in the borough to assist with:

- Employment & Skills Provision with employment training through the Get Oldham Working partnership
- Broadway Green is in an Assisted Area and is therefore best placed to ensure support from national and European programmes including Regional Growth Fund and Greater Manchester Investment Fund



## LOCAL OCCUPIERS INCLUDE



# AT THE HEART OF THINGS

## POPULATION CATCHMENT



A total population of 2.8m is accessible from the site within a 30 minute drive time, of which 2m are of working age.

Distance from Site	Population
5 miles	569,444
10 miles	1,682,161
25 miles	4,756,663

Source: Census 2011

## A COST EFFECTIVE SOLUTION



The average wage rate in Oldham is 6% lower than the UK average, representing a significant cost saving.

England	£28,503
Greater Manchester	£25,741
Oldham Average	£23,791

Source: ONS Sept 2016

## UNEMPLOYMENT RATES



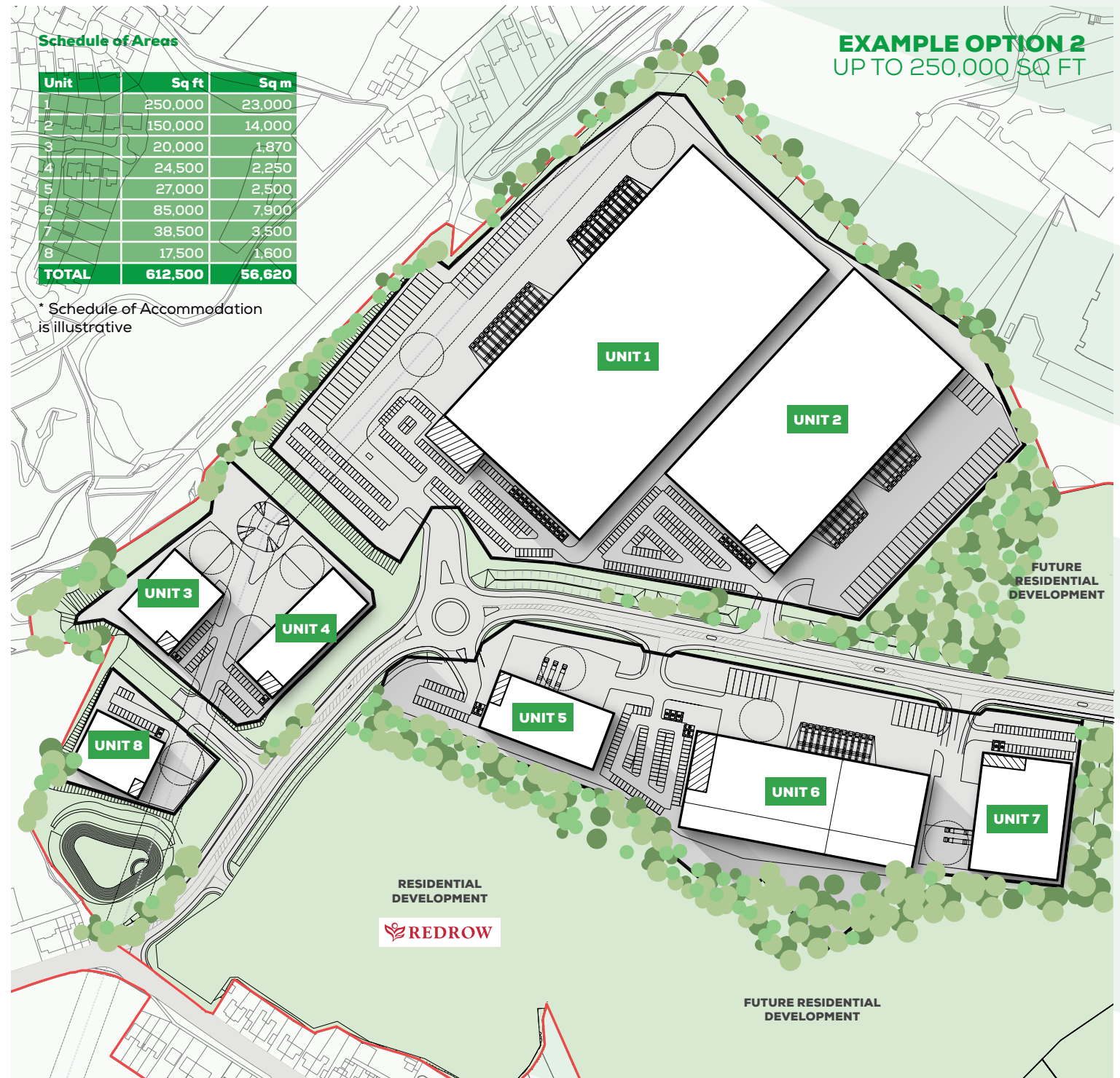
England	1.8%
Greater Manchester	2.5%
Oldham	2.8%

Source: OWP June 2016

### Schedule of Areas

Unit	Sq ft	Sq m
1	250,000	23,000
2	150,000	14,000
3	20,000	1,870
4	24,500	2,250
5	27,000	2,500
6	85,000	7,900
7	38,500	3,500
8	17,500	1,600
<b>TOTAL</b>	<b>612,500</b>	<b>56,620</b>

\* Schedule of Accommodation is illustrative





**LOCATION**

- Strategically located within 1.5 miles of both Junction 20 of the M62 motorway and Junction 21 of the M60 motorway.
- Five miles north of Manchester City Centre.
- Proximity to a major labour force with various skill base.
- Manchester International Airport within 20 minute drive time.

**DRIVE TIMES**

Source: Google Maps

Destination	Miles	Time
J21 M60	1	4 mins
J20 M62	4	6 mins
Manchester	6.3	18 mins
Manchester Airport	17.4	19 mins
Leeds	36.3	42 mins
Liverpool	41.3	50 mins

**TERMS**

Freehold and leasehold terms are available upon request.

**VAT**

Where applicable VAT will be charged at the prevailing rate.

A development by



GRASSCROFT



Oldham Council

Grant supported by



Department for Transport

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**Further Information**

For further information please contact the retained agents.



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